



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, FEBRUARY 23, 2016 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 2016-007

Adam Piacentio (Represented by Luke King) for property located at 3016 Manor Road, Tax Parcel Number 175-174-04

Requesting a variance from the required dryland access to allow construction of a residence on a lot that does not have dryland access.

GRANTED

CASE NO. 2016-008

Luke King for property located at 304 Fieldbrook Place, Tax Parcel Number 175-175-05

Requesting a variance from the required dryland access to allow construction of a residence on a lot that does not have dryland access.

GRANTED

CASE NO. 2016-009

Dr. Tom and Dr. Ilka Theruvath (Represented by Sandi Salisbury) for property located at 1661 Sterling Road, Tax Parcel Number 151-072-15

Requesting a 6 foot variance from the required 45 foot rear yard to allow an existing structure to remain.

WITHDRAWN

CASE NO. 2016-011

Camille Marchelletta and Judith Gravely (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 1610 Geneva Court, Tax Parcel Number 151-113-06

Requesting a variance from the required dryland access to allow construction of a residence on a lot that does not have dryland access.

GRANTED

CASE NO. 2016-012

Do Kim (Represented by Patrick Sterchi, Lynn Properties Inc.) for property located at 1628 Geneva Court, Tax Parcel Number 151-113-04

Requesting a variance from the required dryland access to allow construction of a residence on a lot that does not have dryland access.

AGENDA

DENIED

CASE NO. 2016-001

Sergei and Tatyana Semyrog for property located at 133 Lutomma Circle, Tax Parcel Number 187-151-68

Requesting a 2 foot 6 inch variance to allow the fence located within the required setback of a residential zoning district to exceed the 5 foot maximum height and remain at a height of 7 feet 6 inches as currently constructed.

POSTPONED

CASE NO. 2016-005

Chris Williams (Represented by Keith Rumbley) for property located at 721 Brookside Avenue, Tax Parcel Number 121-092-04

Requesting two (2) variances to allow an existing accessory structure which exceeds 24 feet in height to remain 3.3 feet from the rear property line and 3 feet from the side yard property line. The Zoning Ordinance requires accessory structures to be 15 feet from the rear and side property lines when they exceed a height of 24 feet. This equates to an 11.7 foot variance from the rear property line and a 12 foot variance from the side property line.

GRANTED – VARIANCE 1

DENIED – VARIANCE 2

CASE NO. 2016-010

RKB Real Estate Holdings, LLC (Represented by Raphael K. Basisa) for property located at 1801 Parker Drive, Tax Parcel Number 117-022-26

Requesting variances from the following two (2) Zoning Ordinance provisions to allow a wireless communication tower to be constructed as a principal use on a residentially zoned property:

1. Variance requests ranging between 100 feet to 180 feet from the required 200 foot separation from abutting property lines when located within a residential zoning district to allow the structure to be between 100 feet to 20 feet from the abutting property lines.
2. To eliminate the concealment measures for wireless communication towers located in or within 400 feet of a residential zoning district.

Approval of Minutes

THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA. ~

City of Charlotte will comply with the American Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability please contact the Clerk to the Charlotte Zoning Board of Adjustment, (704) 336-3818 or skennedy@ci.charlotte.nc.us at least 72 hours prior to the meeting.
